

# **Unified Development Code Text Amendment: Condominium Conversions**

## **Public Hearing**



Planning & Development Services Department

July 16, 2014

# Issue & Purpose

- The City's condominium subdivision standards are inconsistent with Arizona Revised Statutes.
- The proposed amendment corrects this inconsistency.



# Background

A.R.S. 9-463.02(A) defines “subdivision” as:

*“[I]mproved or unimproved land or lands divided for the purpose of financing, sale or lease, whether immediate or future, **into four or more lots, tracts or parcels of land...**” (emphasis added)*

This definition includes condominiums, cooperatives, and other similar projects containing four or more parcels.



# Proposed Amendment – UDC

**Proposal:** Revise UDC Secs. 8.4.2.C and 11.4.20 to clarify that a subdivision plat for a residential or nonresidential condominium or similar project would only be required when it includes four or more parcels.

## Effects:

- 1) Plat review and approval by the City no longer required for condos of less than four parcels.
- 2) Review by staff and approval by the Mayor and Council still required platted condos of 4 or more parcels.



# Background

Furthermore, A.R.S. 9-463.02(A) also states:

*"...any condominium...containing four or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon, but **plats of such projects need not show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided.**" (emphasis added)*



# Change to Administrative Policy

**Proposal:** Condominium plats would no longer have to show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided.

**Effect:** A more streamlined process for property owners wanting to create condominiums because the amount of information required on the plat will be reduced considerably.



# **Recommendation**

Forward amendment to Mayor and Council  
for approval.

